

# Short Plat Application Type II Review

Handout #38 Revised 1/6/03



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## What is the difference between a short plat and a subdivision?

A short plat is the division of land into 4 or less lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. A subdivision is a division or re-division of land into 5 or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership. Please note that if a parcel of land has been approved for a short plat, any subsequent divisions within 5 years must be processed as a subdivision.

The review authority may permit and authorize a variance from the requirements of this title only when unusual circumstances cause undue hardship in the application of this title. A variance shall be made only when all of the following conditions and facts exist:

- A. Unusual circumstances of conditions apply to the property and/or to the intended use that do not apply generally to other property in the same vicinity or district;
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district;
- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located;
- D. That the granting of such variance will not adversely affect the realization of the comprehensive plan. (Section.. 18.501.010 of Ordinance 1980-06-80; amended by Section 30 of Ordinance 1995-01-26)

## Is a pre-application conference required?

A pre-application conference is required before submitting a Type II application. The requirement for a conference may be waived if the Planning Director determines that the proposal is relatively simple. A waiver requires the applicant to submit a completed "Pre-Application Review Waiver Request Form" and fee in the amount of **\$131**.

## What is the application process?

The first step is to complete a State Environmental Policy Act (SEPA) environmental checklist, if applicable. The Customer Service staff, located at the Public Service Center, Customer Service Center at 1300 Franklin Street, Vancouver, Washington, will assist the applicant in determining if a SEPA checklist is required with the application. The SEPA Review Application Form and Environmental Checklist are available at the Customer Service Center.

The next step is to submit a completed Type II Short Plat Application Form and fees to the Customer Service Center.

## What if I didn't submit all of the required information?

The County conducts two application checks to ensure that applications are complete before staff begins their development review process. Prior to accepting your application, the Customer Service staff will conduct a "**Counter Complete**" review of your submittal package. This initial review ensures that **all items with a bold underlined space** listed within the submittal requirements, have been submitted before accepting your application (see attached submittal list). These include:

1. Cover sheet & Table of Contents
2. Application Form
3. Application Fee
4. Pre-Application Conference Report
5. Developer's GIS Packet Information
6. Narrative
7. Legal Lot Determination Information
8. Approved Preliminary Plats Abutting the Site
9. Proposed Land Division Plan
10. Soil Analysis Report
11. Preliminary Stormwater Design Report
12. Proposed Stormwater Plan
13. Proposed Erosion Control Plan
14. Traffic Study
15. State Environmental Review
16. Sewer Purveyor Utility Review Letter
17. Water Purveyor Utility Review Letter
18. Health District Development Review Evaluation Letter
19. Covenants or Restrictions
20. Associated Applications (e.g., wetland, habitat, archeological, etc.)
21. Submittal Copies

Once your application is accepted, the original submittal package is routed to our review staff. Staff conducts a second completeness check within 28 days, known as the “**Fully Complete**” review. This more detailed review ensures that **all items with a box to the left** listed under the numbered headings of the attached “Type II Short Plat Submittal Requirements” have been submitted. As an example, does the “Proposed Land Division Plan” show: “Topography at two-foot contour intervals”, “Water courses [streams, rivers, etc], “Center of stream surveyed for all on-site water courses”, “FEMA designated 100 year floodplain...” etc.).

If required items are missing from your original submittal, you will receive a letter of “**Not Fully Complete**,” with a list of the missing items. If you have not submitted the requested information within 30 days of this written request, staff will return your application and refund the application fee, less the processing costs incurred to date.

If **all** of the submittal requirements have been met, the applicant will be directed to submit five (5) additional copies that contain the revisions and additional information that may have been required to be Fully Complete. Once all Fully Complete copies have been received, you will receive a “Fully Complete” determination letter and be vested on the date you submitted the Fully Complete application.

### **What is Vesting?**

Upon a determination of Fully Complete, your application is vested with the development regulations that are in place at the time the fully complete application was submitted.

### Examples:

- 1) An application is submitted on June 1<sup>st</sup> and determined to be "Fully Complete" on June 25<sup>th</sup>. The application is vested as of June 1<sup>st</sup>.
- 2) An application is submitted on June 1<sup>st</sup> and subsequently determined to be "Not Fully Complete" on June 25<sup>th</sup>. In response, the applicant submits additional information on July 8<sup>th</sup>. The revised application is subsequently determined to be "Fully Complete" on July 18<sup>th</sup> (Note: the completeness decision will be made within 14 calendar days of new submittals). The application is vested as of July 8<sup>th</sup>, the day the fully complete application was submitted.

To be vested on the date a pre-application is filed (i.e., contingently vested), the following conditions must be met:

- 1) All the required pre-application conference information was submitted on the pre-application submittal date (Note: the Pre-Application Conference Report will indicate whether the application is contingently vested); and,
- 2) A fully complete application for substantially the same proposal was filed within 180 calendar days of the date the County issued the Pre-Application Conference Report.

### **What kind of public notice is provided?**

Within 14 calendar days from the "Fully Complete" date, a notice describing the proposal will be mailed to property owners within a 300' radius (if within an urban growth boundary), or a 500' radius (if outside an urban growth boundary) of the project site, the Newspaper, Neighborhood Association, and applicant.

The notice will invite written comments to be submitted within 14 calendar days of the date of the notice. Copies of any written comments received in a timely manner will be sent to the applicant. The applicant may submit a written response within 14 days from the date the comments are mailed.

### **What is a SEPA determination and is it required for a short plat application?**

The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts of the proposed land division be conducted. County staff and interested agencies will review the application to determine its compliance with applicable Federal, State and County Code. Through this process, a determination will be made as to whether the impacts will be considered as: Non-significance (DNS), mitigated non-significance (MDNS), or significance (DS). For a DNS or MDNS determination, an analysis will be incorporated within the Staff Report & Decision (referenced below). If a DS determination is made, the applicant is required to prepare an Environmental Impact Statement (EIS) prior to the County considering the proposed subdivision. The SEPA determination is then published in the "Columbian Newspaper."

A SEPA is not required for a short plat application unless the subject site is located within a critical area or critical area buffer (e.g., wetland, shoreline, habitat, etc).

### **What is a Staff Report and when will the Decision be made?**

Staff's role is to prepare a Staff Report that summarizes their review of the proposal against the requirements of the Clark County Code (CCC). In this report, staff will make a decision to approve, approve with conditions or deny the application. This written report will be mailed to the applicant within 78 calendar days of the "Fully Complete" determination.

**Can the decision be appealed?**

The Planning Director's decision may be appealed to the County Hearings Examiner by the applicant or any person or group. An appellant must submit an appeal application and **\$1009** fee within 14 calendar days after the written notice of the decision is mailed.

**After the Preliminary Short Plat is approved, what is next?**

After receiving approval of the preliminary short plat, the applicant may take one of two courses of actions:

1. Bond all the improvements and apply for a final plat approval, or
2. Complete all the short plat improvements and apply for a final plat approval

Application for final plat approval by the applicant consists of demonstrating compliance with all conditions of approval of the preliminary short plat and requirements of the final short plat requirements under CCC, Section 17.301. This includes, and is not limited to, a survey of the proposed plat, dedications of rights-of-way, maintenance agreements, escrow agreements, utility connection agreements, and production of a final plat drawing prepared by a surveyor or engineer to be submitted for final recording.

Once all the requirements have been met, the signed short plat mylar (i.e., plan) and all necessary documents must be recorded at the County Court House. Please note that other development permits (e.g., building permits) cannot be issued or sales closed until after the short plat has been recorded.

**How long do I have before I must complete the Final Plat?**

Preliminary short plats shall be valid for a period of 5 years after approval, during which time a Fully Complete application for final plat approval must be submitted. This time limit may be extended where there is an approved phased development or separate develop agreements have been approved. (See Clark County Code, Section 18.600.105 for more details)

Please see "Final Plat Submittal Information" handout, Form 40, for further information about the final plat review process.

Please see "Engineering Construction Plan Review" information handout for further information about the final engineering plan review process.

**Note:** This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code, Title 17 Plats and Subdivisions.

## DEVELOPMENT REVIEW SHORT PLAT APPLICATION SUBMITTAL REQUIREMENTS

The following checklist identifies information to be included with the Application. All items with a bold underlined space (i.e.,   ) must be submitted before the application will be considered “**Counter Complete.**” All items with a box to the left must be submitted before the application will be determined “**Fully Complete.**” All bulleted items must be submitted, as applicable, but are not a “Fully Complete” requirement. **(Note: The Pre-Application Conference Report will indicate any additional/exempted submittal requirements).**

At the time of application, only **one copy of the main submittal** with original signatures, **shall be submitted and bound by a jumbo clip or rubber band.** One copy of any **special studies** (e.g., wetland, floodplain, etc) **shall also be submitted but bound separately.**

Once the original application contains all the required information, the applicant will be contacted to submit additional copies of the main submittal and any special studies with revisions.

1.    **COVER SHEET AND TABLE OF CONTENTS** - Each submittal packet shall contain a cover sheet that contains the project name and applicant’s name, address, e-mail address, and phone number. A table of contents, tabs and/or dividers to provide assistance in locating the various requirements shall follow the cover sheet.
2.    **APPLICATION FORM** - The application form shall be completed and original signed in ink by the applicant.
3.    **APPLICATION FEE** - The requisite fee for Short Plat shall accompany the application. The check is to be made payable to "Clark County Community Development".
4.    **PRE-APPLICATION CONFERENCE REPORT** – A copy of the “Pre-Application Conference Report” must be submitted.
5.    **DEVELOPER’S GIS PACKET INFORMATION**  
A copy of the “Developer’s GIS Packet” shall be submitted with the Subdivision application submittal. This packet is available from the Customer Service Center for **\$30.00**, and must be ordered [(360) 397-2375 ext. 4082] a least 24 hours prior to pickup. The packet includes the following:
  - General Location Map
  - Property Information Fact Sheet
  - Arterial Roadway, C-Tran Bus Routes, Parks and Trails Map
  - Elevation Contours Map
  - Photography Map

- Photography Map with Contours
- Zoning Map
- Comprehensive Plan Map
- Water, Sewer and Storm Systems Map
- Soil Type Map
- Environmental Constraints Map
- Quarter Section Map

## 6.      **NARRATIVE**

A written narrative shall be submitted that addresses the following:

- ☐ How the application meets or exceeds each of the applicable approval criteria and standards.
- ☐ How the proposed plan meets the minimum area and dimensions of the base zone.
- ☐ How the issues identified in the pre-application conference have been addressed, and generally, how services will be provided to the site.

## 7.      **LEGAL LOT DETERMINATION INFORMATION**

The preliminary plat shall encompass the entire area of the legal lot(s) involved in the plat and designate the proposed use (i.e., lots, tracts, easements, dedications) for all land contained within the plat and any boundary line adjustments to be completed prior to final plat. In order to demonstrate that the subject lot(s) has been created legally, the following must be submitted:

- ☐ Current owner's deed if lot determination not required, as specified in the Pre-Application Conference Report, or one of the following:
- ☐ Prior County short plat, subdivision, lot determination or other written approvals, if any, in which the parcel was formally created or determined to be a legal lot; or,
- ☐ Sales or transfer deed history dating back to 1969, to include copies of recorded deeds and/or contracts verifying the date of creation of the parcel in chronological order with each deed identified with the Assessor's lot number.

## 8.      **APPROVED PRELIMINARY PLATS ABUTTING THE SITE**

A map shall be submitted that shows all approved preliminary land divisions that are yet to be recorded (i.e., those listed within the pre-application conference summary from the County), that abut the site (including across public and private streets from the site). Also include preliminary approved and unrecorded divisions that are between the site and nearest public or private street providing vehicular access to the site.

## 9.      **PROPOSED LAND DIVISION PLAN**

- ☐ The proposed plan shall be drawn to a minimum engineer's scale of 1" = 200' on a sheet no larger than 24" x 36", and

The following information shall be clearly depicted on the proposed land division plan

### **GENERAL INFORMATION**

- ☐ Applicant's name, mailing address and phone number;
- ☐ Owner's name and mailing address;

- ❑ Contact person's name, mailing address, and phone number;
- ❑ North arrow (orientated to the top, left or right of page) scale and date;
- ❑ Proposed name of project (i.e., subdivision or business);
- ❑ Vicinity map covering ¼ mile radius from the development site (not required for rural area plans); and,
- ❑ Area of the site in acres or square feet.

## **EXISTING CONDITIONS**

### **Environmental**

(On and within one hundred (100) feet of the site. For purposes of being determined fully complete, only those existing conditions that are shown on the GIS map, known by the applicant or are discussed in the pre-application summary must be included on the proposed plan).

- ❑ Topography at 2 foot contour intervals, or other intervals if not available from a public source (see GIS Packet);
- ❑ Watercourses (streams, rivers, etc.) (see GIS Packet);
- Center of stream surveyed for all on-site water- courses with Professional Land Surveyor Stamp and signature;
- Areas prone to flooding;
- ❑ FEMA designated floodplains, flood fringe, or floodway (see GIS Packet);
- ❑ Designated Shoreline areas (see GIS Packet);
- ❑ Water bodies and known wetlands (see GIS Packet);
- ❑ Wetland delineation (see Pre-application Report)
- ❑ Unstable slopes and landslide hazard areas (see GIS Packet);
- ❑ Significant wildlife habitat or vegetation (see GIS Packet); and
- ❑ Significant historic, cultural or archaeological resources (see GIS Packet and Pre-Application Report).

### **Land Use and Transportation**

- ❑ Layout, square footage and dimensions of all parcels;
- ❑ Location(s) of any existing building(s) on the site and use;
- Location and width of existing easements for access, drainage, utilities, etc.;
- ❑ Name, location and width of existing rights-of-way;
- ❑ Name, location, width and surfacing materials (e.g., gravel, asphalt or concrete) of roadways and easements (private and public);
- ❑ Location of existing driveways and those driveway across the street to include distance between driveways and roadways (edge to edge);
- Location and width of existing pedestrian and bicycle facilities on and within 100 feet of the site; and
- ❑ Transit routes and stops within 600 feet of the development site (see GIS Packet).

### **Water and Sewer**

- ❑ Location and direction to nearest fire hydrant (see GIS Packet);
- Location of existing sewage disposal systems and wells on the site; and
- Location of existing sewage disposal systems and wells within 100 feet of the site (as available from the health district).

## **PROPOSED IMPROVEMENTS**

## **Environmental**

- Wetland, stream, steep bank buffer areas/protected areas; and
- Planned enhancement areas.

## **Land Use and Transportation**

- ❑ The configuration and dimensions of the project boundaries, proposed lots and tracts, including proposed park, open space, and or drainage tracts or easements;
- ❑ Dimensions of all proposed easements;
- ❑ Location (i.e., dimensions from property lines) of any existing buildings to remain on the site to include approximate square footage. For all structures include the number of stories, construction type (e.g., metal, wood, concrete block, etc.) and proposed uses;
- ❑ Location and width of all road rights-of-way;
- Pedestrian and transit facilities;
- Location and width of proposed pedestrian and bicycle improvements other than those in standard locations within road rights-of-way;
- ❑ Location, width (e.g., curb to curb distance) and surface material of all proposed roadways (private and public), provided by drawing or note and typical cross-section (from county road standards);
- Location of all road segments in excess of 15 percent grade that are either on the site or within 500 feet of the site which are being proposed for site access;
- ❑ Location, width and surface material of off-site roads which will provide access to the site within 500 feet of the site;
- Location and width of proposed driveways for corner lots and driveways where site distance standards can not be met;
- Site distance triangles where site distance standards cannot be met;
- Location and width of proposed easements for access, drainage, utilities, etc. (provided by drawing or note); and,

## **10. \_\_ SOIL ANALYSIS REPORT**

## **11. \_\_ PRELIMINARY STORMWATER DESIGN REPORT**

## **12. \_\_ PROPOSED STORMWATER PLAN**

## **13. \_\_ PROJECT ENGINEER STATEMENT OF COMPLETENESS AND FEASIBILITY**

The project engineer shall include a statement that all information required by Clark County Code, Chapter 13.29 Stormwater and Erosion Control Ordinance, is included in the preliminary stormwater plan and that the proposed stormwater facilities are feasible.

## **14. \_\_ TRAFFIC STUDY**

- ❑ Depending on the impacts associated with the proposal, a traffic study may be required to be undertaken by an engineer licensed to practice within the State of Washington, with special training and experience in traffic engineering. If a traffic study is required, the county will provide a scope of the study at the pre-application conference.

- ❑ Traffic study must be stamped, signed, and dated by a Professional Civil Engineer registered in the State of Washington.
- ❑ Road Modification application, if applicable.

**15. STATE ENVIRONMENTAL REVIEW**

A State Environmental Policy Act (SEPA) ENVIRONMENTAL CHECKLIST must be completed, original signed in ink and submitted. *(Available at the Customer Service Center)*

**16. SEWER PURVEYOR UTILITY REVIEW LETTER**

A utility review must be submitted from the public sewer purveyor, or 1 copy of a preliminary soil suitability analysis, or equivalent, for on site systems from the Health District. For existing septic systems, provide a copy of the original approval. *(Southwest Washington Health District is located at 2000 Fort Vancouver Way, Vancouver, (360) 696-8428)*

**17. WATER PURVEYOR UTILITY REVIEW LETTER**

A utility review must be submitted from the public water purveyor, noting the ability to meet water pressure and fire flow requirements of the Fire Marshal (as specified within the "Pre- Application Conference Summary Report"). Or provide current evidence of the availability of suitable ground water where the water purveyor has determined public water or community water systems cannot be provided. *(Contact the Southwest Washington Health District).*

**18. HEALTH DISTRICT DEVELOPMENT REVIEW EVALUATION LETTER**

A Development Review Evaluation letter from the Southwest Washington Health District must be submitted. This evaluation is conducted to identify any on-site water wells or septic system. *(Contact the Southwest Washington Health District).*

**19. COVENANTS OR RESTRICTIONS**

All existing covenants or restrictions and/or easements that apply to the property must be submitted. *(Available from a Title Company)*

**20. ASSOCIATED APPLICATIONS**

Applications associated with the preliminary plat, to the extent applicable (e.g., floodplain, habitat, shoreline, wetland, variances, etc.) must be submitted prior to or concurrent with this application (see Pre-Application Conference Report).

**21. SUBMITTAL COPIES:**

- \_\_\_\_\_ One copy of the main submittal, bound by a jumbo clip or rubber band, with original signatures; and,
- \_\_\_\_\_ One copy of any special studies (e.g., wetland, floodplain, etc) and bound separately.

When all required information is submitted with the original application, the applicant will be directed to submit five (5) additional individually bound copies of the main submittal, including copies of the "Developer's GIS Packet". The applicant will also be directed to

submit additional individually bound copies of any **special studies** as identified below. These copies must contain any revisions or additional information required in the Fully Complete review, and be bound using jumbo clips, stapled, comb or spiral binding, etc.

Copies of any special studies (as identified within the “Pre-Application Report”) as following:

- ❑ 1 original and 3 copies – Archeological Pre-Determination Report
- ❑ 1 original - Archeological Study
- ❑ 1 original and 3 copies - Traffic Study and Road Modification requests
- ❑ 1 original and 2 copies of all other special studies or permits to include: Critical Aquifer Recharge Areas (CARA) floodplain, geo-hazard, habitat, shoreline, stormwater, erosion control plan, and wetland).
- ❑ 2 reduced copies of 11” x 17" for all sheets larger than 11” x 17.”

**Staff Notes:**

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**This application was determined to be Counter Complete on:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Community Development Specialist:** \_\_\_\_\_

<p style="text-align: center;"><b>TYPE II SHORT PLAT FEE SCHEDULE</b></p>
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*The following fees are required for submittal of a preliminary short plat application. These fees are to be paid at the time of application.*

Short Plat Application :	\$2,607
Stormwater Review:	\$1,044
Environmental Checklist Review (SEPA): (IF APPLICABLE)	\$271/lot
Lot Determination Fee:	\$482 + 176/lot over 2*

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\* This fee is not required if a previous legal review has been done.

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

# DEVELOPMENT REVIEW APPLICATION FORM

(Form DS1400-Revised 2/19/02)



<b>PROJECT NAME:</b>		
<b>TYPE(S) OF APPLICATION (See Reverse Side):</b>		
<b>DESCRIPTION OF PROPOSAL:</b>		
<b>APPLICANT NAME:</b>		<b>Address:</b>
<b>E-mail Address:</b>		<b>Phone and Fax:</b>
<b>PROPERTY OWNER NAME</b> (list multiple owners on a separate sheet):		<b>Address:</b>
<b>E-mail Address:</b>		<b>Phone and Fax:</b>
<b>CONTACT PERSON NAME</b> (list if not same as APPLICANT):		<b>Address:</b>
<b>E-mail Address:</b>		<b>Phone and Fax:</b>
<b>PROJECT SITE INFORMATION:</b> Site Address:		<b>Comp Plan Designation:</b>
<b>Cross Street:</b>	<b>Zoning:</b>	<b>Serial #'s of Parcels:</b>
<b>Overlay Zones:</b>	<b>Legal:</b>	<b>Acreage of Original Parcels:</b>
<b>Township:</b>	<b>Range:</b>	<b>¼ of Section:</b>

## AUTHORIZATION

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the County to enter the properties listed above.

Authorized Signature

Date

<b>Assigned at Customer Service Center</b>	<b>CASE NUMBER:</b>	
	<b>WORK ORDER NUMBER:</b>	

## **APPLICATION TYPES**

If you have any questions regarding the type of application being requested, our Customer Service Center will be happy to assist you.

- ☐ Annual Review
- ☐ Appeal
- ☐ Boundary Line Adjustment and Lot Reconfiguration
- ☐ Conditional Use

### **Environmental/Critical Areas:**

- ☐ Archaeological
- ☐ Critical Aquifer Recharge Area (CARA)
- ☐ Columbia River Gorge
- ☐ Forestry + (Moratorium Waiver, Moratorium Removal, Class I, Class IVG or COHP)
- ☐ Floodplain
- ☐ Geological
- ☐ Habitat
- ☐ Historic
- ☐ SEPA
- ☐ Shoreline
- ☐ Wetland

### **Land Division:**

- ☐ Binding Site Plan
- ☐ Final Plat
- ☐ Plat Alteration
- ☐ Short Plat
- ☐ Subdivision

### **Miscellaneous:**

- ☐ Addressing
- ☐ Accessory Dwelling
- ☐ Covenant Release
- ☐ Garden Shed Setback Waiver
- ☐ Home Occupation
- ☐ Legal Lot Determination & Innocent Purchasers Determination
- ☐ Non-Conforming Use Determination
- ☐ Reconstruct Letter
- ☐ Sewer Waiver
- ☐ Shooting Range
- ☐ Sign

### **Planning Director Review:**

- ☐ Post Decision
- ☐ Pre-Application Conference
- ☐ Pre-Application Waiver
- ☐ Public Interest Exception
- ☐ Similar Use
- ☐ Temporary Use
- ☐ Other

- ☐ Planned Unit Develop/Master Plan
- ☐ Road Modification
- ☐ Site Plan
- ☐ Variance
- ☐ Zone Change